

# CITY OF CHARLESTON PLANNING COMMISSION

## MEETING OF APRIL 16, 2014

A meeting of the City of Charleston Planning Commission will be held at **5:00 p.m., on Wednesday, April 16, 2014** in the Meeting Room, Third Floor at 75 Calhoun St (Charleston County School District Building). The following applications will be considered:

### REZONINGS

1. **Jack Primus Rd & Saint Johns Church Rd (Cainhoy) TMS# 2680000133 (a portion of), 2680000134, 2680000091** – approx. 75.81 ac. Request rezoning from Light Industrial (LI) to Diverse Residential (DR-1).  
Owner: McAlister Togant Clements Ferry LLC et al  
Applicant: Frontdoor Communities
2. **3375 Maybank Hwy (Johns Island) TMS# 2790000236** – 0.875 ac. Request rezoning from General Office (GO) to Commercial Transitional (CT).  
Owner: Lee-Walpole Properties, LLC  
Applicant: Burke Lee
3. **30 Race St (Westside - Peninsula) TMS# 4600401060 & 061** – approx. 2.95 ac. Request rezoning to include property in the School Overlay (S). Zoned Diverse Residential (DR-2F).  
Owner: Greek Orthodox Church of the Holy Trinity  
Applicant: SGA Architecture
4. **1175 Folly Rd (James Island) TMS# 3370800004** – approx. 3.34 ac. Request rezoning from Limited Business (LB) to General Business (GB).  
Owner: 350 King Street LLC  
Applicant: Harrison & Inglese
5. **2112 Montford Ave (Peninsula) TMS# 4641400084, 085 & 140** – approx. 0.328 ac. Request rezoning from Single-Family Residential (SR-1) to Commercial Transitional (CT).  
Owner: Clarence Baxter  
Applicant: David Thompson Architect
6. **Deerfield Dr (Shadowmoss - West Ashley) TMS# 3580000038** – approx. 8.30 ac. Request rezoning from Diverse Residential (DR-4) to Diverse Residential (DR-1).  
Owner: Shadowmoss, Inc.  
Applicant: Charles Schaeffer, Jr.
7. **1953 & 1965 Camp Rd & property on Ferguson Rd (Heritage Oaks PUD - James Island) TMS# 3370000085, 087, 457** – approx. 10.91 ac. Request rezoning from Planned Unit Development (PUD) to Single-Family Residential (SR-3) and Diverse Residential (DR-4 & DR-6).  
Owner: Bishop Gadsden Episcopal Retirement Community  
Applicant: Hussey, Gay, Bell, and DeYoung

## **SUBDIVISIONS**

1. **Fort Johnson Rd (Pemberton Farms - James Island) TMS# 4280600022** – 4.74 ac. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-6).  
Owner: Beasley Tract, Inc.  
Applicant: Empire Engineering
2. **Jessy Elizabeth Rd (Johns Island) TMS# 3120000159** – 4.13 ac. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1).  
Owner: Rex Ann Strecker  
Applicant: Lowcountry Land Development Consultants – Kevin J. Coffey
3. **2291 Woodland Shores Rd (The Pointe at Stono Shores - James Island) TMS# 3431400049** – 2.23ac. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1).  
Owner: Thames & Rita Williams  
Applicant: Middle Street Residential, LLC
4. **Grand Oaks Blvd (The Landing at Grand Oaks - West Ashley) TMS# 3010000433** – 19.37 ac. Request subdivision concept plan approval. Zoned Planned Unit Development (PUD).  
Owner: Sabal Homes, LLC  
Applicant: Hussey, Gay, Bell & Deyoung

## **ZONINGS**

1. **Colony Dr (Avondale - West Ashley) TMS# 4181500017** – 0.2 ac. Request zoning of Single and Two-Family Residential (STR). Request Landmark Overlay (LMK) on a portion of the property. Zoned Single-Family Residential (R-4) in Charleston County.  
Owner: Mary Ann Aberman
2. **Maybank Hwy (Johns Island) TMS# 3130000307** – 2.05 ac. Request zoning of General Business (GB). Zoned Community Commercial (CC) in Charleston County.  
Owner: Pomona Maybank LLC
3. **1591 Secessionville Rd (James Island) TMS# 4270900069** – 4.0 ac. Request zoning of Single Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.  
Owner: Stobo Holdings, LLC
4. **2023 Parkway Ave (Riverland Terr. - James Island) TMS# 3430200115** – 0.27 ac. Request zoning of Single Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.  
Owner: Jon Goldfarb and Amanda Odom
5. **2234 Plainview Rd (West Ashley) a portion of TMS# 3550200154** – 6.36 ac. Request zoning of Single Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.  
Owner: Church Creek Presbyterian Church
6. **Ashley River Rd (West Ashley) a portion of TMS# 3550200153** – 1.16 ac. Request zoning of Single Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.  
Owner: Church Creek Presbyterian Church

7. **5 Sycamore Ave (Carolina Terr. - West Ashley) TMS# 4181000023** – 0.18 ac. Request zoning of Single Family Residential (SR-2). Zoned Single-Family Residential (R-4) in Charleston County.

Owner: Kenneth Harper, Jr. & Leslie Cantu

### **ORDINANCE AMENDMENT**

1. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **to include Water Treatment and Water Storage Tank uses in the Table of Permitted Uses, to create conditional use standards for Water Storage Tanks in Section 54-207, and to update the terminology for Sewage Treatment Systems in the Table of Permitted Uses.**

Contact: Lee Batchelder, Zoning Administrator

### **REPORT OF THE TECHNICAL REVIEW COMMITTEE**

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

### **PRELIMINARY & FINAL PLATS**

1. **1525 BROWNSWOOD RD (JOHNS ISLAND)** TMS# 2790000226, 19.1 ac, 59 lots, PUD. Preliminary subdivision plat under review.
2. **HEADQUARTERS PLANTATION DR (JOHNS ISLAND)** TMS# 3110000306, 15.12 ac, 9 lots, RR-1. Final subdivision plat under review.
3. **OAK LEAF ST (DANIEL ISLAND)** TMS# 2770000011, 21.25 ac, 54 lots, DI-R. Preliminary subdivision plat under review.

### **ROAD CONSTRUCTION PLANS**

1. **1525 BROWNSWOOD RD (JOHNS ISLAND)** TMS# 2790000226, 19.1 ac, 59 lots, PUD. Road construction plans under review.
2. **1560 BROWNSWOOD RD (JOHNS ISLAND)** TMS# 2800000172, 9.384 ac, 29 lots, SR-1. Road construction plans under review.
3. **OAK LEAF ST (DANIEL ISLAND)** TMS# 2770000011, 21.25 ac, 54 lots, DI-R. Road construction plans under review.
4. **MAIN RD & CHURCH PLACE RD (JOHNS ISLAND)** TMS# 2530000199, 285, 334, 55.25 ac, 76 lots, SR-1 & SR-7. Road construction plans under review.
5. **MURRAYWOOD RD (JOHNS ISLAND)** TMS# 3120000334, 9.94 ac, 23 lots, DR-6(ND). Road construction plans under review.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3787. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun St, Charleston County School District Building), Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting [www.charleston-sc.gov/pc](http://www.charleston-sc.gov/pc).

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to [schumacherj@charleston-sc.gov](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.